



**AVISON
YOUNG**

Industrial Building for Sub-Lease in Guelph

194 Speedvale Avenue W, Guelph

Get more information

Chris Valeriote

Sales Representative, Principal

+1 226 366 9014

chris.valeriote@avisonyoung.com

Mason Sinkeldam

Sales Representative

+1 226 366 9070

mason.sinkeldam@avisonyoung.com

Matt Perco

Sales Representative

+1 226 366 9001

matt.perco@avisonyoung.com



Platinum
member

Property details

194 Speedvale Avenue W, Guelph



5,000 sf - 51,401 sf
Available space



Service Commercial
Zoning / ideal use



16' - 26'
Clear height



Multiple truck level and drive-in
Shipping doors



Onsite
Parking spaces



Multiple routes
Transit access



\$10.50 psf
Gross rent



\$3.00
Additional rent



Property details

194 Speedvale Avenue W, Guelph

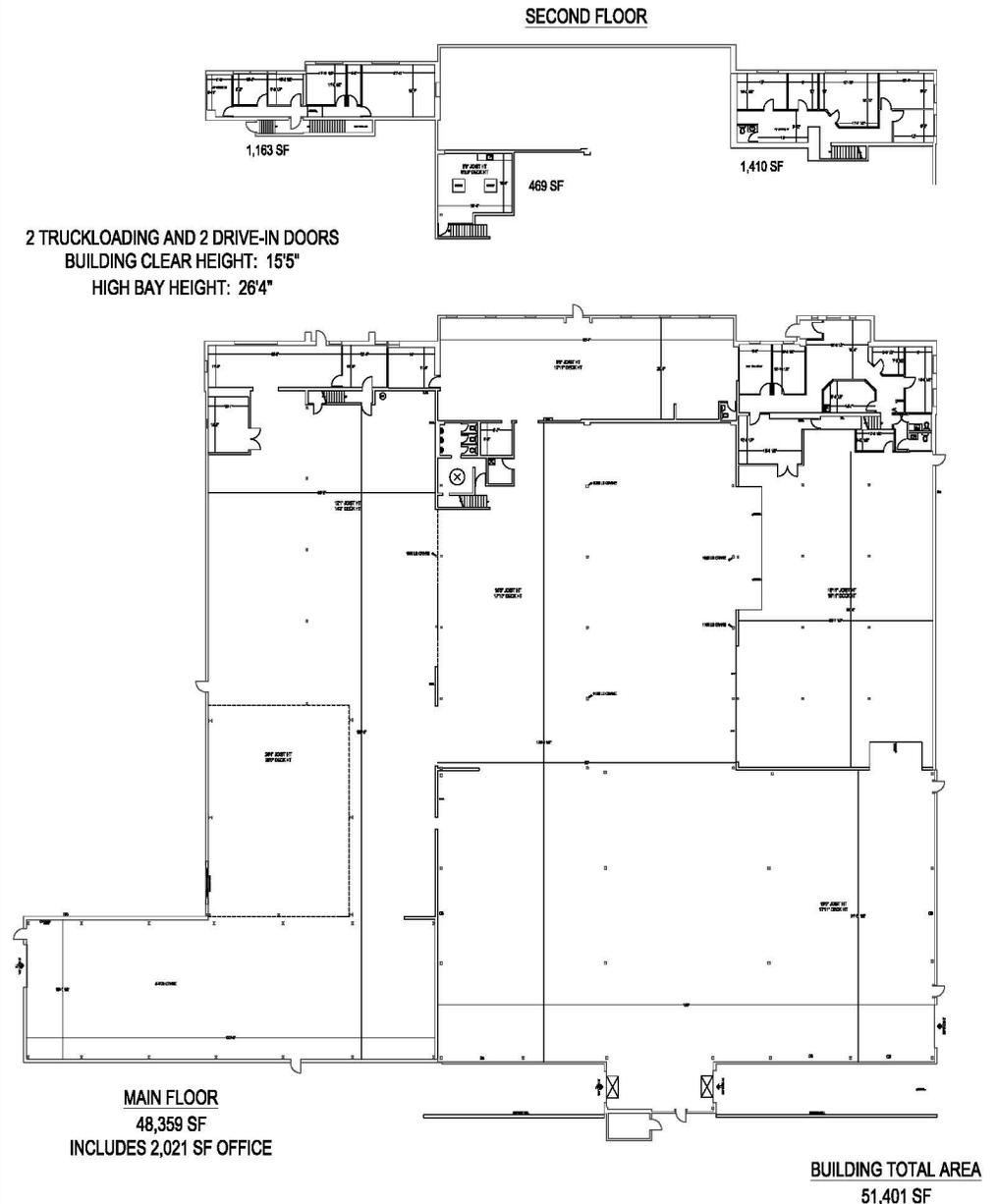
A rare large-format 51,401 SF heavy manufacturing facility in Guelph's established north-end industrial district.

Situated along Speedvale Ave W, this property benefits from immediate proximity to major employers—including Hammond and Linamar—supporting strong labour attraction and supply-chain integration. Convenient access to Highway 7 for Kitchener-Waterloo connectivity and Highway 6 for seamless 401 access positions the site well for both regional and provincial distribution.

The building offers multiple entry points from Speedvale Ave W, Edinburgh Rd, and Dawson Rd, ensuring efficient truck routing and circulation. Key features include multiple truck-level and drive-in loading doors, robust power supply, and functional clear heights from 16' to 26', suited for manufacturing, assembly, and industrial processing uses.

Flexible configurations are available: sub-lease premises starting at 5,000 SF, or a full-building direct head lease for tenants requiring a large single-tenant footprint.

Floor plan





Zoning

Service Commercial Zoning (SC)

The purpose of this zone is to allow highway oriented and service commercial uses generally along arterial roads.

Legal non-conforming allows for manufacturing/warehouse.

- Auction centre
- Garden centre
- Home improvement warehouse
- Vehicle sales establishment
- Animal boarding establishment
- Cleaning establishment
- Drive through facility
- Financial establishment
- Micro-brewery/distillery
- School, commercial
- Service establishment
- Storage facility
- Transportation depot
- Vehicle part establishment
- Vehicle service station
- and more!



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Avison Young Commercial Real Estate Services, LP, Brokerage
231 Shearson Crescent, Suite 102, Cambridge ON N1T 1J5
T +1 226 366 9090 F +1 866 541 9755

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